

034.0

0003

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
452,800 / 452,800
452,800 / 452,800
452,800 / 452,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YANG MEI LING &	
Owner 2: HAN LIMIN	
Owner 3:	
Street 1: 81 SUNNYSIDE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	4	Rolling
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	2996	Sq. Ft.	Site	0	64.	1.70	3								326,323	326,300

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2996.000	126,500		326,300	452,800		23450
							GIS Ref
							GIS Ref
							Insp Date
							12/07/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1: 23450
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	126,500	0	2,996.	326,300	452,800		Year end	12/23/2021
2021	101	FV	126,500	0	2,996.	326,300	452,800		Year End Roll	12/10/2020
2020	101	FV	126,600	0	2,996.	326,300	452,900	452,900	Year End Roll	12/18/2019
2019	101	FV	95,000	0	2,996.	295,700	390,700	390,700	Year End Roll	1/3/2019
2018	101	FV	95,000	0	2,996.	280,400	375,400	375,400	Year End Roll	12/20/2017
2017	101	FV	95,000	0	2,996.	244,700	339,700	339,700	Year End Roll	1/3/2017
2016	101	FV	95,000	0	2,996.	209,100	304,100	304,100	Year End	1/4/2016
2015	101	FV	75,800	0	2,996.	193,800	269,600	269,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMBERS JOHN H	66582-89		12/23/2015		326,000	No	No		
CHAMBERS JOHN H	51935-240		11/28/2008	Family		1	No	No	
	11561-368		8/26/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2009	976	Manual	5,000					
3/20/2007	162	Manual	4,500					replace 12 x 12 de

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
1/16/2009	Meas/Inspect	372	PATRIOT
4/5/2000	Inspected	264	PATRIOT
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

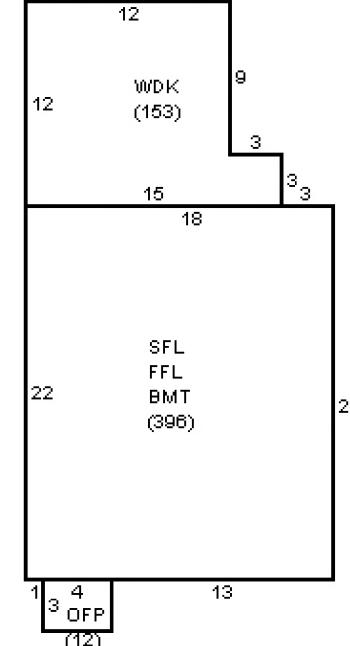
Type:	23 - Row House	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

COMMON WALL.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	25 % Sprinkled

DEPRECIATION

Phys Cond: AG - Avg-Good

26. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

26.4 %

CALC SUMMARY

Basic \$ / SQ: 100.00

Size Adj.: 1.35000002

Const Adj.: 0.92953205

Adj \$ / SQ: 125.487

Other Features: 55279

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 171846

Depreciation: 45367

Depreciated Total: 126479

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	125.49
Special Features:	0		Val/Su Net:	93.50
Final Total:	126500		Val/Su SzAd	159.72

PARCEL ID

034-0-0003-0012.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: [] Total Special Features: [] Total: []

IMAGE**AssessPro Patriot Properties, Inc**